

Local Market Update – August 2021

A Research Tool Provided by the Charleston Trident Association of REALTORS®



James Island

Area 21

Single-Family Detached

Key Metrics	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	67	58	- 13.4%	600	550	- 8.3%
Closed Sales	64	65	+ 1.6%	504	493	- 2.2%
Median Sales Price*	\$422,000	\$450,000	+ 6.6%	\$385,000	\$450,000	+ 16.9%
Average Sales Price*	\$611,178	\$567,155	- 7.2%	\$473,585	\$548,533	+ 15.8%
Percent of Original List Price Received*	97.2%	99.2%	+ 2.1%	96.2%	99.1%	+ 3.0%
Days on Market Until Sale	23	14	- 39.1%	44	20	- 54.5%
Inventory of Homes for Sale	93	34	- 63.4%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

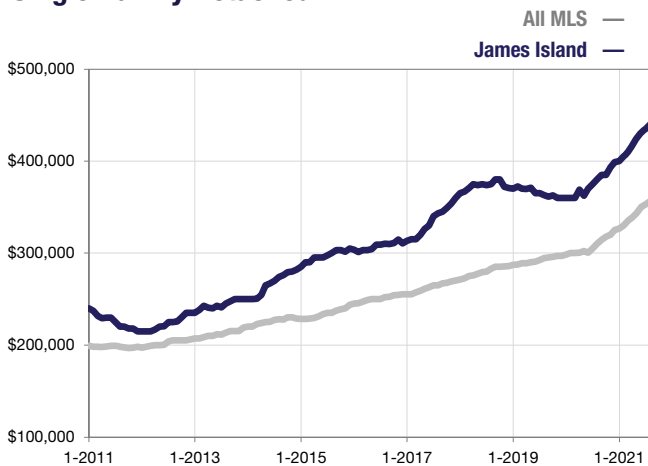
Townhouse-Condo Attached

Key Metrics	August			Year to Date		
	2020	2021	Percent Change	2020	2021	Percent Change
New Listings	21	30	+ 42.9%	198	219	+ 10.6%
Closed Sales	22	18	- 18.2%	150	198	+ 32.0%
Median Sales Price*	\$210,400	\$199,250	- 5.3%	\$206,400	\$222,750	+ 7.9%
Average Sales Price*	\$239,623	\$237,050	- 1.1%	\$205,055	\$241,032	+ 17.5%
Percent of Original List Price Received*	98.5%	100.5%	+ 2.0%	96.7%	99.4%	+ 2.8%
Days on Market Until Sale	39	5	- 87.2%	41	22	- 46.3%
Inventory of Homes for Sale	37	18	- 51.4%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

